114.0	0010	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,300 /	822,300
					USE VALUE:	822,300 /	822,300
					ASSESSED:	822,300 /	822,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUNN JOHN J JR & KAREN
Owner 2:	
Owner 3:	
Street 1:	36 AERIAL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUNN JOHN J JR -
Owner 2:	-
Street 1:	36 AERIAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,060 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1962, having primarily Wood Shingle Exterior and 1870 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8060.000	359,000		463,300	822,300
Total Card	0.185	359,000		463,300	822,300
Total Parcel	0.185	359,000		463,300	822,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.73 | /Parcel: 439.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73556

GIS Ref

GIS Ref

Insp Date 09/27/18

Parcel ID 114.0-0010-0011.A

!8912!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,000	0	8,060.	463,300	822,300	822,300	Year End Roll	12/18/2019
2019	101	FV	258,000	0	8,060.	469,900	727,900	727,900	Year End Roll	1/3/2019
2018	101	FV	258,000	0	8,060.	350,800	608,800	608,800	Year End Roll	12/20/2017
2017	101	FV	258,000	0	8,060.	317,700	575,700	575,700	Year End Roll	1/3/2017
2016	101	FV	258,000	0	8,060.	304,400	562,400	562,400	Year End	1/4/2016
2015	101	FV	248,900	0	8,060.	258,100	507,000	507,000	Year End Roll	12/11/2014
2014	101	FV	248,900	0	8,060.	244,900	493,800	493,800	Year End Roll	12/16/2013
2013	101	FV	248,900	0	8,060.	233,000	481,900	481,900		12/13/2012

PRINT

Date	Time
12/10/20	23:26:49

LAST REV

Date	Time
10/12/18	08:46:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8912

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNN JOHN J JR,	56951-574		6/6/2011	Convenience	99	No	No		
DUNN SUSAN J	24699-96		7/14/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	73556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2001	20	Redo Bat	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Measured	336	PATRIOT
4/19/2000	Inspected	276	PATRIOT
2/10/2000	Measured	197	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8060		Sq. Ft.	Site		0	70.	0.82	5									463,259						463,300	

Total AC/HA: 0.18503 | Total SF/SM: 8060 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 463,259 | Spl Credit | Total: 463,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21149731
Const Adj.:	0.99989998
Adj $ / SQ:	163.536
Other Features:	89907
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441044
Depreciation:	82034
Depreciated Total:	359010

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1				HB	1	

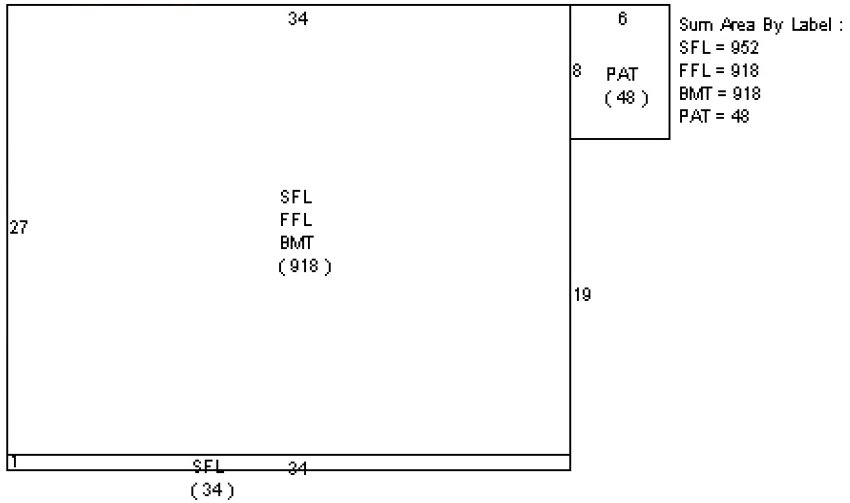
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.54
Special Features:	0	Val/Su Net:	126.59
Final Total:	359000	Val/Su SzAd	191.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	952	163.540	155,686
BMT	Basement	918	49.060	45,038
FFL	First Floor	918	163.540	150,126
PAT	Patio	48	6.000	288

Net Sketched Area:	2,836			Total:	351,138
Size Ad	1870	Gross Are	2836	FinArea	1870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0010-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc